

WARRANTY DEED

THIS DEED, Made this day of , 1995 , between
RICO DEVELOPMENT CORPORATION, A COLORADO
CORPORATION

a corporation duly organized and existing under and by virtue of the laws of the State
of COLORADO , grantor, and

RICO PROPERTIES LIMITED LIABILITY COMPANY, A
COLORADO LIMITED LIABILITY COMPANY

whose legal address is P.O. BOX 220

RICO, CO 81332

of the County of DOLORES and State of COLORADO , grantee:

WITNESSETH, That the grantor for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATIONS DOLLARS, the receipt and sufficiency of which is
hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm,
unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the
County of DOLORES and State of Colorado described as follows:

THAT PROPERTY DESCRIBED ON EXHIBIT WD-WEB-1, ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

as known by street and number as: TRACTS IN RICO

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion
and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand what-
soever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and
assigns forever. And the grantor, for itself, and its successors, does covenant, grant, bargain, and agree to and with the grantee, his heirs
and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good,
sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to
grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other
grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except
THOSE OF RECORD

The grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession
of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular
number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its

President, and its corporate seal to be hereunto affixed, attested by its
written.

Secretary, the day and year first above

Attest:

RICO DEVELOPMENT CORPORATION, A
COLORADO CORPORATION

By
WAYNE E. WEBSTER, PRESIDENT

State of)
) ss.
County of)

The foregoing instrument was acknowledged before me this day of MARCH , 1995 .
by WAYNE E. WEBSTER AS PRESIDENT OF RICO DEVELOPMENT CORPORATION, A COLORADO
CORPORATION

My commission expires

. Witness my hand and official seal.

Notary Public

Lots 21, 22, 23, 24, 25, 28, 29 and 30, Block 20, Town of Rico, according to the plat filed in the office of the Clerk and Recorder,

AND

Lots 21 through 35, inclusive, Block 24, Town of Rico, according to the Plat recorded in the office of the Clerk and Recorder, also known as the Van Winkler Lots,

AND

THE FOLLOWING NAMED PATENTED LODE, PLACER AND MILLSITE MINING CLAIMS LOCATED IN THE RICO MINING DISTRICT (ALSO KNOWN AS THE PIONEER MINING DISTRICT), DOLORES COUNTY, STATE OF COLORADO, THE UNITED STATES PATENT NUMBERS AND THE UNITED STATES MINERAL SURVEY NUMBERS OF WHICH ARE, AND THE PATENT OF WHICH IS FILED IN THE REAL PROPERTY RECORDS OF THE CLERK AND COUNTY RECORDER OF DOLORES COUNTY, COLORADO, AS FOLLOWS:

CLAIM NAME	MINERAL SURVEY NO.
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Catskill Lode	21923
Santa Cruz	25864

AND

A portion of the Homestake and Little Cora Consolidated Placer, M.S. 14903, more specifically described as follows on the attached Exhibit _____,

AND

Surface and subsurface rights for Parcels A and B, lying North and West, respectively of Block 19, Town of Rico, more specifically described on the attached Exhibit A,

County of Dolores,
State of Colorado.

EXHIBIT A

PP. 2. 12-21-94

PURCHASER Val DATE 12-21-94
PURCHASER _____ DATE _____

SELLER _____ DATE _____

SELLER _____ DATE _____

DOLAN'S RIVER

FERANDO



NORTH
NOT TO SCALE

6" W

RIVERSIDE

B

A

400' ±

6" W

10

19

40

20